WARRANTY DEED

Karen Johnson Davidson County
Batch# 352778 DEEDWARR
02/04/2020 09:04:50 AM 3 pgs
Fees: $18.00 Taxes: $991.60

20200204-0012532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF Feb, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shleen Lyle and Donald J. Lyle	Acopia LLC	
(NAME)	(NAME)	
422 Bonnawood Dr.	306 Northcreek Blvd. Ste 100	074 12 0 015.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANGIE MOORE AND ANDREW MOORE, WIFE AND HUSBAND AND VICTORIA MOORE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHLEEN LYLE AND DONALD J. LYLE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 740 on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, Pages 62 and 63, Register's Office for said County.

Said Lot No. 740 fronts 76.14 feet on the Northeasterly margin of Bonnawood Drive and extends back 152.7 feet on the Southeasterly line to a dead line in the rear, measuring 106.0 feet thereon.

Being the same property conveyed to Angie Moore and Andrew Moore, Wife and Husband and Victoria Moore, A Married Woman by Warranty Deed from Terence Parham and Wife, Alisa Parham of record in Instrument No. 20160829-0090373, in the Register's Office of Davidson County, Tennessee, dated August 24, 2016 and recorded on August 29, 2016.

This was never the marital residence for Victoria Moore

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 422 Bonnawood Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of February, 2020

ANGIE MOORE

ANDREW MOORE

VICTORIA MOORE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angie Moore and Andrew Moore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria Moore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2020.

Commission expires:

Notary Public

Witness my hand this 31st day of January, 2020

X _____

ANGIE MOORE

X _____

ANDY MOORE

X Victoria Moore

VICTORIA MOORE

STATE ~~OF TENNESSEE~~ New Jersey
COUNTY OF ~~DAVIDSON~~ Somerset

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angie Moore and Andy Moore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2020.

Commission expires:

_____
Notary Public

STATE OF New Jersey
COUNTY OF Somerset

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria Moore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2020.

Commission expires:

FARAH A MIRZA
Notary Public
State of New Jersey
My Commission Expires Jan. 8, 2024

FARAH A MIRZA NOTARY PUBLIC NEW JERSEY COMM. EXP. JANUARY 08, 2024

Farah A. Mirza

Notary Public